

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION



Board of Zoning Appeals Staff Reports 2021

**Monday, July 19, 2021
7:00 P.M.
City Hall Forum**

**Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, July 19, 2021
7:00 P.M.**

1. Call to Order

2. Roll Call

3. Approval of May 17, 2021 and June 21, 2021 Meeting Minutes ACTION

4. Swearing In of Witnesses ACTION

5. Case #21-A-32 DISCUSSION
& ACTION

Request from Calibre Engineering for a conditional use permit to
construct an automobile oriented use (tire shop) at 2202 N
Bechtle Ave. in a CC-2A, Shopping Center District

6. Board Comments DISCUSSION

7. Staff Comments DISCUSSION

8. Adjourn – Next meeting is August 16, 2021 ACTION

2021 Board of Zoning Appeals Call to Order: Roll Call

Name	Term Expiration
Mark Brown	03/13/2024
James Burkhardt	03/31/2024
Rhonda Zimmers	01/06/2022
Dori Gaier	05/11/2022
Denise Williams	08/02/2022
Charles Harris	03/26/2022
Matthew Ryan	08/11/2023
Quorum - 4	

BOARD OF ZONING APPEALS

**Springfield, Ohio
Monday May 17, 2021
7:00 P.M.
City Hall Forum**

**Meeting Minutes
(Summary format)**

Vice-Chairperson called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. Charles Harris, Mr. Mathew Ryan and Mr. Brown, Mr. James Burkhardt, Ms. Denise Williams and Ms. Dori Gaier.

MEMBERS ABSENT: Ms. Rhonda Zimmers.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator
Cheyenne Shuttleworth, Community Development Specialist.

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SUBJECT: Approval April 19, 2021 meeting minutes.

Ms. Gaier asked if the Board had any corrections or additions to add to the minutes.

Hearing none, Ms. Gaier asked the Board members to voice yes if they were in favor of approving the minutes. Members voiced yes.

Ms. Gaier asked if any opposed to voice nay. Hearing none, Ms. Gaier stated the minutes stand approved.

Case #21-A-20 Request from Sean Shuttleworth for a variance from 1156.01 to construct a privacy fence in a front yard at 300 Glenmore Dr. in a RS-5, Low-Density, Single-Family Residence District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to construct a privacy fence in a front yard. It will be a six foot tall Cedar fence. The property is on a corner, with front yards along multiple streets. The setback requirement for privacy fences over 2.5 feet tall in a front yard is 25 feet.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of

Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: *Yes.*

2. Whether the variance is substantial;

Staff Comment: *No. It's a corner lot, so the other front yard will be open.*

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: *No.*

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: *No.*

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: *Yes.*

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: *No.*

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: *Yes.*

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant wished to speak. Hearing none, Ms. Gaier asked if there were any further questions or if anyone else wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Williams made a motion to close the public hearing. Seconded by Ms. Ryan. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-20.

MOTION: Motion by Mr. Burkhardt to approve Case #21-A-20, request from Sean Shuttleworth for a variance from 1156.01 to construct a privacy fence in a front yard at 300 Glenmore Dr. in a RS-5, Low-Density, Single-Family Residence District. Seconded by Ms. Williams.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. It replaces an existing fence.
3. Similar cases have been approved in the past.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 6 to 0.

Case #21-A-21 Request from Mental Health Services for Clark and Madison Counties, Inc. for a variance from Chapter 1150 to allow for building expansion in a front yard setback at 474 N Yellow Springs St. in a CN-2 UPOD, Neighborhood Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the

staff report.

The applicant seeks a variance to construct a building addition in a front yard setback. The expansion will be to allow for additional services for school aged children. The front yard setback requirement for the CN-2 district is 20 feet. The addition will not be closer than seven feet to the property line.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in *Kisil v. City of Sandusky*, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in *Duncan v. Village of Middlefield*, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: No. The site has limited potential for other expansion.

2. Whether the variance is substantial;

Staff Comment: Yes.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: No.

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: No.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or the applicant's agent wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Brown made a motion to close the public hearing. Seconded by Mr. Burkhardt. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-21.

MOTION: Motion by Ms. Williams to approve Case #21-A-21 Request from Mental Health

Services for Clark and Madison Counties, Inc. for a variance from Chapter 1150 to allow for building expansion in a front yard setback at 474 N Yellow Springs St. in a CN-2 UPOD , Neighborhood Commercial District. Seconded by Mr. Harris.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. It is a good use of property.
3. The City Service Department did not cite any traffic issues.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 5 to 0.

Case #21-A-22 Request from Fastsigns for a conditional use permit to allow for a multi-color dynamic digital display at 633 N Limestone St. in a CO-1, Commercial Office District

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to allow a multi-color dynamic digital display sign. The size of the digital portion will be 32 square feet on each side. It will be located in the same place as the existing sign.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- 1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

- 2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- 3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- 4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- 5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- 6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- 7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or applicant's agent wished to speak. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Brown made a motion to close the public hearing. Seconded by Ms. Williams. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-22.

MOTION: Motion by Ms. Williams to approve Case #21-A-22 Request from Fastsigns for a conditional use permit to allow for a multi-color dynamic digital display at 633 N Limestone St. in a CO-1, Commercial Office District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. The sign will be better for business.
3. Similar cases have been approved in the past.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 6 to 0.

Case #21-A-23 Request from Fastsigns for a variance from Chapter 1155 to allow for a

multi-color dynamic digital display at 633 N Limestone St. in a CO-1, Commercial Office District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to construct a multi-color dynamic digital display in a CO-1, Commercial Office District. Chapter 1155 states multi-color displays are permitted in the Commercial Arterial sign district, but not the CO-1 zoning district.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes.

2. Whether the variance is substantial;

Staff Comment: Yes. Multi-color dynamic digital displays are not permitted in the Commercial Arterial sign district.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: *Yes.*

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: *No.*

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: *Yes.*

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or applicant's agent wished to speak. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Mr. Burkhardt made a motion to close the public hearing. Seconded by Mr. Brown. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-23.

MOTION: Motion by Ms. Williams to approve case #21-A-23 Request from Fastsigns for a variance from Chapter 1155 to allow for a multi-color dynamic digital display at 633 N Limestone St. in a CO-1, Commercial Office District. Seconded by Mr. Burkhardt.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. The sign falls into line with the previous case.
3. A precedence had been set.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 6 to 0.

Case #21-A-24 Request from Sandy Bise for a conditional use permit to allow for a commercial recreational sue (martial arts studio) at 105 N Thompson Ave in a CI-1, Intensive Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to relocate a martial arts studio. The studio is currently in the Upper Valley mall, which will be closing in June.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

1. Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

2. Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

3. Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

4. Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department:	Recommend approval
Building Inspections:	Recommend approval
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend approval

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the board if the applicant or applicant's agent wished to speak. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Williams made a motion to close the public hearing. Seconded by Mr. Brown. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-24.

MOTION: Motion by Mr. Harris to approve case #21-A-24 Request from Sandy Bise for a conditional use permit to allow for a commercial recreational sue (martial arts studio) at 105 N Thompson Ave in a CI-1, Intensive Commercial District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. It is a new business.
3. The business fills a vacant space in the city.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.
NAYS: None.

Motion approved 6 to 0.

Case #21-A-25 Request from Greg Baca for a variance from Chapter 1101.03 to allow for a fence on a parcel without a principal structure at 2201-2203 & 2209-2211 Larch St. in a CI-1, Intensive Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to construct a fence on a lot without a principal structure. The lot will be used to store vehicles and equipment.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a "practical difficulty" as defined by the courts in Ohio in established case law. The Ohio Supreme Court's decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between "use" and "area variances." Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme

Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes.

2. Whether the variance is substantial;

Staff Comment: Yes. There are currently no structures on the lot and the applicant does not plan on building one.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: Yes.

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: No.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson.

Mr. Thompson explained he received phone calls and letters from surrounding neighbors opposing the case due to the amount of trash on the applicant's property.

Mr. Ryan asked how high the fence would be.

Mr. Thompson explained he was not sure but he could but up to and eight foot fence up.

Ms. Gaier asked if the applicant or applicant's agent wished to speak. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing,

MOTION: Ms. Williams made a motion to close the public hearing. Seconded by Mr. Harris. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-25.

MOTION: Motion by Mr. Burkhardt to reopen the public hearing for Case # 21-A-25. Seconded by Ms. Williams.

Mr. Ryan asked if there were addresses for where the complaints came from.

Mr. Thompson stated they were on Larch Street.

Ms. Williams asked if the opposition was for the current owner or the buyer.

Ms. Gaier explained the opposition was for the potential buyer and the potential buyer is the applicant.

Mr. Thompson explained the opposition was not for the current owner, it was for the potential buyer based off of his other properties along Columbus Avenue.

Ms. Williams asked if there had been anything done.

Mr. Thompson stated Code Enforcement has issued orders, cleaned the property and has issues fines in the past for junk and trash.

Mr. Ryan asked what the property was zoned for.

Mr. Thompson stated the property was zoned for CI-1, Intensive Commercial District. Allowing storage of commercial equipment and vehicles. Mr. Thompson explained it still requires a variance to build a fence around the property.

Ms. Gaier explained a fence would help with not seeing the trash or salvage material.

MOTION: Mr. Ryan made a motion to close the public hearing. Seconded by Mr. Harris.
Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-25.

MOTION: Motion by Mr. Burkhardt to approve Case #21-A-25 Request from Greg Baca for a variance from Chapter 1101.03 to allow for a fence on a parcel without a principal structure at 2201-2203 & 2209-2211 Larch St. in a CI-1, Intensive Commercial District. Seconded by Mr. Harris.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. The neighbors expressed concerns about applicants other properties having a lot of trash on the properties.
2. It is a good use of land.
3. The property would be better with a fence.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 6 to 0.

Case #21-A-26 Request from Greg Baca for a variance from Chapter 1153.04 to allow for a new gravel parking lot at 2201-2203 & 2209-2211 Larch St. in a CI-1, Intensive Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to install a gravel parking lot to store vehicles and equipment. Chapter 1153 states parking areas shall be constructed with "Asphalt, Concrete, Brick/Block (Permeable) Pavers, Grass Pavers/Porous Pavement or Pervious Concrete."

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: *Yes. It can be constructed as prescribed by code.*

2. Whether the variance is substantial;

Staff Comment: *Yes. Gravel is not an appropriate parking surface.*

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: *No. The salvage yard next to this parcel has a gravel parking area.*

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: *No.*

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: *Yes.*

6. Whether the property owner’s predicament can be obviated through some method other than a variance; or

Staff Comment: *No.*

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson.

Mr. Burkhardt asked if the gravel parking lot was out of the norm.

Mr. Thompson explained there has been gravel parking lots approved in the past. Mr. Thompson explained the service department typically recommends denial because of the gravel getting into the storm sewers. Mr. Thompson explained on larch street there were no sidewalks or curbs and he didn't believe it was as big of an issue in that area.

Mr. Burkhardt explained he had a hard time telling someone no and then telling someone yes because of the area they live in.

Ms. Gaier asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or applicant's agent wished to speak. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Mr. Burkhardt made a motion to close the public hearing. Seconded by Mr. Harris. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-26.

MOTION: Motion by Ms. Williams to approve Case #21-A-26 Request from Greg Baca for a variance from Chapter 1153.04 to allow for a new gravel parking lot at 2201-2203 & 2209-2211 Larch St. in a CI-1, Intensive Commercial District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. The previous variance case for the property was approved for a fence.
2. There is no opposition for gravel, the opposition was for fence.
3. Gravel is appropriate for location.

YEAS: Mr. Ryan, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: Mr. Harris and Mr. Burkhardt.

Motion approved 4 to 2.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Mr. Williams made a motion to adjourn the meeting. Seconded by Mr. Burkhardt.

Ms. Gaier adjourned the meeting at 7:44 p.m.

Ms. Dori Gaier, Chairperson

Ms. Denise Williams, Vice-Chairperson

BOARD OF ZONING APPEALS

Springfield, Ohio

Monday, June 21, 2021

7:00 P.M.

City Hall Forum

Meeting Minutes

(Summary format)

Chairperson Ms. Dori Gaier called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. Charles Harris, Mr. Mathew Ryan, Mr. Brown, and Ms. Dori Gaier.

MEMBERS ABSENT: Ms. Rhonda Zimmers, Mr. James Burkhardt, and Ms. Denise Williams

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator
Cheyenne Shuttleworth, Community Development Specialist.

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Case #21-A-27 Request from Fred Messaros for a conditional use permit to reestablish a salvage yard at 2101 W Jefferson St. in a M-1, General manufacturing District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to re-establish a salvage yard. The property had an active salvage yard license held by the applicant until 2015. Chapter 1171.03(c) allows for the re-establishment of a nonconforming use through the conditional use process.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would not.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes, it does.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if there were any further questions or if anyone else wished to speak.

Ms. Deb McLendon, 1219 Jefferson Street. Springfield, Ohio.

Ms. McLendon explained the property has a lot of debris on it. Ms. McLendon expressed she would like to know what the plans were for the property.

Mr. Thompson stated the applicant had arrived and would be able to answer the questions.

Mr. Fred Messaros, 2936 Rebert Pike. Springfield, Ohio.

Mr. Messaros explained he planned to have a scrap yard. Mr. Messaros explained there will be cars, pickup trucks tires and more but it would be coming and going. Mr. Messaros explained it would be a scrap yard for scrap metal.

Ms. McLendon asked if it would be more of a recycling center.

Mr. Messaros stated that was correct.

Ms. McLendon asked if there would be odors.

Mr. Messaros stated there would be no odors, no trash, and no garbage. Mr. Messaros explained it would be scrape metal.

Ms. McLendon asked if it would be different than what was offered from Clark County Solid Waste and if it would be open to the public. Ms. McLendon asked if people could turn metal in for cash.

Mr. Messaros stated that was correct, cash for metal, open to the public and its different that Clark County Solid Waste.

Mr. Bob Hulsizer, 1909 West Washington Street. Springfield, Ohio.

Mr. Hulsizer explained the corner had been a junk yard for 65 years and had several different owners. Mr. Hulsizer explained they were trying to clean up the neighborhood and did not feel that a salvage yard was appropriate. Mr. Hulsizer asked if the EPA or health department had to approve the property.

Mr. Thompson explained the EPA did not have to but the health department would review their license and the property.

Mr. Hulsizer pleaded with the board to turn down the salvage yard and help them keep the neighborhood clean.

Mrs. Florence Hulsizer, 1909 West Washington. Springfield, Ohio.

Mrs. Hulsizer explained the property looked awful and had a lot of debris already. Ms. Hulsizer explained she worried about the tires creating a mosquito issue. Ms. Hulsizer explained the traffic on these neighborhood streets would not work. Ms. Hulsizer explained it was rare for her to speak up against things in the neighborhood but she felt so strongly about that she went door to door and handed out flyers to each neighbor. Ms. Hulsizer explained there are mostly renters in the neighborhood and they could just move. Ms. Hulsizer and several other homeowners showed up to voice their opinions on the matter.

Mr. Thomas Evans, 1916 West Washington. Springfield, Ohio.

Mr. Evans explained he had owned his home for thirty four years. Mr. Evans explained the trailers coming and going from the property are loud and cause traffic issues. Mr. Evans expressed his frustrations about the street not being fixed. Mr. Evans explained the trailers coming and going would make the street even worse. Mr. Evans explained anything that fell over the cliff, goes into the old Indian run and upstream to the water treatment plan. Mr. Evans felt the EPA needed to do a thorough investigation. Mr. Evans explained the neighborhood had been really quiet since the scrap yard was closed down.

Mr. Messaros explained there were empty trailers parked on the lot along with a pile of tires with rims. Mr. Messaros explained the muddy lawn was not owned by him. Mr. Messaros explained they have created a property maintenance schedule for the property.

Ms. Gaier asked if the property would be ran differently than in the past.

Mr. Messaros explained it would be ran differently. Mr. Messaros explained the property had not been used as a salvage yard for ten to twelve years. Mr. Messaros explained while in operation the EPA and the health department did there inspections and they passed every time with no problem.

Mr. Evans stated he would be in favor of the scrap yard if the applicant would have a scrap two hundred feet from his front door.

Ms. McLendon explained she was the president of the neighborhood association and every person there was part of keeping the neighborhood clean. Ms. McLendon explained they did not want the salvage yard in the neighborhood and pleaded with the board to deny the case.

Mr. Ryan asked if the conditional use was granted, would there need to be a business license that would go with the salvage yard before they could start operations.

Mr. Thompson explained they would still need to get the salvage yard inspection done with various departments in the city.

Mr. Ryan asked if there would be any requirements from the city such as paving the area.

Mr. Thompson stated he did not believe they would require anything like that.

Mr. Ryan asked if the conditional use was not granted, what kind of maintenance would be required for an empty lot inside the city limits.

Mr. Thompson explained they would need to keep it mowed and free of debris. Mr. Thompson explained they could not operate any kind salvage yard. Mr. Thompson explained the property was zoned M-1 General Manufacturing District so a manufacturing business could be started on the property.

Ms. Gaier questioned if the zoning was already M-1, would the applicant need to go in front of the board for any approvals that fell inside the zoning.

Mr. Thompson explained there were several types that would not need a review.

Ms. McLendon asked if the applicant wished to acquire more land next to his property.

Mr. Messaros explained there were 3.6 acres and they were looking to acquire around 3 more acres and the gravel lane. Mr. Messaros explained they planned to have someone on the property every day. Mr. Messaros explained the property had people illegally dumping on it and they have tried to keep it clean. Mr. Messaros explained they did a street sweeper cleaning.

Ms. McLendon asked if the house next to the property was zoned residential.

Mr. Thompson stated the property was zoned M-1.

Mr. Evans applauded the efforts to clean the property. Mr. Evans explained it didn't change the fact that the trash, debris and traffic would still be there. Mr. Evans explained that he would appreciate the board turning it down.

Mr. Ernie Hustead, 215 South Shaffer Street. Springfield, Ohio.

Mr. Hustead explained the traffic on the roads would not help the neighbors, only hurt them. Mr. Hustead explained the city is working hard to repair the roads and adding daily heavy machinery, will only make it worse. Mr. Hustead expressed the neighbors that are asking the board to say no

and not moving out of the neighborhood, deserve some consideration. Mr. Hustead asked the board to ask if themselves if they would want to live next to a scrap yard. Mr. Hustead explained the neighborhood would not back down and they have nothing against the applicant or what he's trying to do, just the location. Mr. Hustead explained people in the neighborhood are trying really hard to make the west side of town really nice. Mr. Hustead explained he bought 5 dilapidated structures and tore them down just to clean it up. Adding a junk yard is completely unacceptable.

Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Mr. Brown made a motion to close the public hearing. Seconded by Mr. Harris. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-27.

MOTION: Motion by Mr. Ryan to approve Case #21-A-27 for a conditional use permit to reestablish a salvage yard at 2101 W Jefferson St. in a M-1, General Manufacturing District. Seconded by Mr. Brown.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. The Board of Zoning Appeals is a community board and community members were very vocal about not wanting the salvage yard in their neighborhood.
2. There is a lot of opposition.
3. The property is zoned M-1 and there is a need for business, but not the salvage yard.

YEAS: None.

NAYS: Mr. Ryan, Mr. Harris, Mr. Brown, and Ms. Gaier.

Motion failed 4 to 0.

Case #21-A-28 Request from Kettering Health for a variance from Chapter 1155 to allow for three free standing signs at 2300 N Limestone St. in a CC-2, Community Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to construct an additional monument sign. The Mixed Neighborhood sign district permits up to two monument signs. The applicant is seeking to have a total of three, one on N Limestone Street, re-facing the existing sign at the intersection of N Limestone Street and E Home Road, and one at the entrance on E Home Road.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes.

2. Whether the variance is substantial;

Staff Comment: Yes, it is an additional sign to the already permitted two.

3. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: Yes.

6. Whether the property owner’s predicament can be obviated through some method other than a variance; or

Staff Comment: No.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or the applicants agent wished to speak.

Mr. Jared Keresoma, 2230 Sycamore Hills Drive. Dayton, Ohio.

Mr. Keresoma explained he was the VP of operations for Green Memorial Hospital. Mr. Keresoma thanked the board and explained how excited they were to be bringing business to Springfield and working with the community. Mr. Keresoma explained they wanted to ask the board for permission to get the sign approved.

Mr. Jimmy Phillips, 1886 Spindle Top Lane. Centerville, OH.

Mr. Phillips stated they were really excited to be coming to Springfield. Mr. Phillips explained the sign package is going to be one of the first to be displayed with their recent rebrand and their new logo. Mr. Phillips explained the principal use for the facility is an emergency facility but there are other primary care uses as well. Mr. Phillips explained the sign that they are wanting to use is a directional sign to get them to the appropriate location. Mr. Phillips explained it would make sure the public gets where they need to be as quickly as possible. Mr. Phillips explained it was very important to have the signage.

Ms. Gaier asked if there were any further questions for the applicant. Hearing none, Ms. Gaier asked if there was anyone else the wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Brown made a motion to close the public hearing. Seconded by Mr. Harris.
Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case

#21-A-28.

MOTION: Motion by Mr. Brown to approve case #21-A-28 for a variance from Chapter 1155 to allow for three free standing signs at 2300 N Limestone St. in a CC-2, Community Commercial District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. The use is a great addition to the community.
2. Signage is needed.
3. There is no opposition.

YEAS: Mr. Ryan, Mr. Harris, Mr. Brown, and Ms. Gaier.

NAYS: None.

Motion approved 4 to 0.

Case #21-A-29 Request from Gregory Cook for a variance from Chapter 1150.01 and 1152.02(f) to build a garage two feet from the side property line and over 16 feet tall at 2130 Rutland Ave. in a RS-5, Low-Density, Single-Family Residence District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a variance to construct a new garage two feet from the property line. The existing garage will be demolished. The proposed gage will be 1,512 square feet in size. It will be approximately 16 feet eight inches in overall height. The garage will allow two cars to be parked inside.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a “practical difficulty” as defined by the courts in Ohio in established case law. The Ohio Supreme Court’s decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between “use” and “area variances.” Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

8. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Staff Comment: Yes. It can be constructed as prescribed by code.

9. Whether the variance is substantial;

Staff Comment: Yes. It is a 60% reduction in the required setback.

10. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Staff Comment: No.

11. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: No.

12. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: No.

13. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: No.

14. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department: Recommend approval

Building Inspections: Recommend approval

Police Division: Recommend approval

Fire Department: Recommend approval

City Manager's Office: Recommend approval

STAFF RECOMMENDATION:

Approval of the variance.

Ms. Gaier asked if the board had any questions for Mr. Thompson.

Mr. Brown asked where the two foot extension would be.

Mr. Thompson explained the setback would not change and showed on the picture where the garage would be.

Ms. Gaier asked if the board had any further questions for the applicant. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing,

MOTION: Ms. Ryan made a motion to close the public hearing. Seconded by Mr. Brown.
Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-29.

MOTION: Motion by Mr. Harris to approve case #21-A-29 for a variance from Chapter 1150.01 and 1152.02(f) to build a garage two feet from the side property line and over 16 feet tall at 2130 Rutland Ave. in a RS-5, Low-Density, Single-Family Residence District. Seconded by Mr. Brown.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. It is not changing except the garage will be bigger.
3. It will be a good addition to the home.

YEAS: Mr. Ryan, Mr. Harris, Mr. Brown, and Ms. Gaier.

NAYS: None.

Motion approved 4 to 0.

Case #21-A-30 Request from Community Civil Engineers for a conditional use permit to allow for a gas station at 2206 Bechtle Ave. in a CC-2A, Shopping Center District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to construct a fuel station and convenience store on the property. The former restaurant was built in 2016, but has been vacant for some time. The plan for this area has seen several amendments and variances up to this point. Staff does not believe a gas station is the highest and best use for the parcel. This area was intended for retail and staff's opinion is that is what any future use should be.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would. A gas station would generate more traffic than the former restaurant at the intersection.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: The existing entrance off of Bechtle Avenue would need to be changed to a right in/right out only. Keeping the existing entrance as is would potentially create interference with the existing traffic pattern.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department:	Recommend approval; right in and right out needs to be switched to right in only
Building Inspections:	Recommend approval; all building comments will be addressed during the permitting process
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend denial; traffic concerns

STAFF RECOMMENDATION:

Denial of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson.

Mr. Brown asked why the city recommends denial.

Mr. Thompson explained the main reason was traffic. Mr. Thompson explained the city engineering department felt it would increase traffic at that intersection.

Ms. Gaier asked if the applicant or the applicant's agent wished to speak.

Mr. Stephen Butler, 2440 Dayton- Xenia Road Suite B. Beavercreek, OH.

Mr. Butler explained they would reduce the amount of asphalt and add more green space. Mr. Butler explained he was unsure about the right in or right out. Mr. Butler stated they would be willing to work around that. Mr. Butler did not understand how a gas station was not harmonious with the surrounding uses when a gas station was less than a half mile down the street. Mr. Butler expressed a gas station would do well in serving the local community and the big box retail in the area. Mr. Butler explained it would also put use to a vacant structure.

Ms. Gaier asked if the difference between speedway and the proposed gas station traffic concerns, was it the fact there is no direct access from Bechtle Avenue.

Mr. Thompson stated he was unsure but that sounded right.

Ms. Gaier asked if the board if they had any further questions for the applicant. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing,

MOTION: Mr. Brown made a motion to close the public hearing. Seconded by Mr. Harris. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-30.

MOTION: Motion by Mr. Brown to approve case #21-A-30 for a conditional use permit to allow for a gas station at 2206 Bechtle Ave. in a CC-2A, Shopping Center District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. It is an appropriate use of the property.
2. It will not cause issues with existing traffic.
3. It is a great use of property with more green space and openings.

YEAS: Mr. Ryan, Mr. Burkhardt, Mr. Harris, Mr. Brown, Ms. Williams and Ms. Gaier.

NAYS: None.

Motion approved 4 to 0.

Case #21-A-31 Request from Community Civil Engineers for a conditional use permit to allow for a gas station at 908 W North St. in a CC-2, Community Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks a conditional use permit to add fuel pumps to the existing business. The property was rezoned from RS-5 to CC-2 in June 2021. The site was a fuel station in the past.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: It would. A gas station would generate more traffic than the existing retail only. The proximity to the residential neighborhood is not appropriate for an additional gas station.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Adding the gas station to the existing retail will add additional traffic to the existing retail use. The proximity to the residential neighborhood could lead to an increase in traffic through the neighborhood.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department:	Recommend approval; existing entrances need to be looked at when plans are submitted. Drives may need to be reconfigured or removed.
Building Inspections:	Recommend approval; all building comments will be addressed during the permit process.
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend denial; shall be detrimental to traffic flow and control.

STAFF RECOMMENDATION:

Denial of the conditional use permit.

Ms. Gaier asked if the board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or applicant's agent wished to speak.

Mr. Stephen Butler, 2440 Dayton- Xenia Road Suite B. Beavercreek, OH.

Mr. Butler explained four gas dispensers would be added. Mr. Butler explained there is another gas station directly next to them on the corner. Mr. Butler did not feel it would be bad for the neighborhood. Mr. Butler explained using the facilities and the fill the car would be convenient.

Ms. Gaier asked if the board if they had any further questions for the applicant. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing,

MOTION: Mr. Ryan made a motion to close the public hearing. Seconded by Mr. Brown.
Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-31.

MOTION: Motion by Mr. Ryan to approve case #21-A-31 for a conditional use permit to allow for a gas station at 908 W North St. in a CC-2, Community Commercial District. Seconded by Mr. Harris.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. The lot is small but had been used in the past as a gas station.
3. There will be no traffic issues.
4. Property owner had improved the property since taking ownership.

YEAS: Mr. Ryan, Mr. Harris, Mr. Brown, and Ms. Gaier.

NAYS: None.

Motion approved 4 to 0.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Mr. Williams made a motion to adjourn the meeting. Seconded by Mr. Burkhardt.

Ms. Gaier adjourned the meeting at 8:06 p.m.

Ms. Dori Gaier, Chairperson
Ms. Denise Williams, Vice-Chairperson

Agenda Item # 5

Case #21-A-32

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals

DATE: July 14, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-32

GENERAL INFORMATION:

Applicant: Calibre Engineering, 10534 Success Lane, Ste F,
Centerville, OH 45458, Centerville, OH 45458

Owner: Zuber Crossing LLC, 10085 Wellington Blvd., Powell, OH
43065

Purpose: For a conditional use permit to construct a tire shop

Location: 2202 N Bechtle Ave.

Size: 1.16 acres

Existing Land Use and Zoning: Undeveloped, zoned CC-2A

Surrounding Land Use and Zoning: North: Commercial, CC-2A
East: Commercial, CC-2A
South: Commercial, CC-2A
West: Commercial, CC-2 and Undeveloped, RS-5

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional
Uses
Chapter 1130.04 Conditional Uses

File Date: May 28, 2021

BACKGROUND:

The applicant seeks approval to amend an approved CC-2A shopping center district. When the original plan for this area was approved, it was designated to be a gas station. The development will have access to the Hobby Lobby lot to the north.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and

shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: No.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes.

RETURNED REPORTS FROM STAFF:

Service/Engineering Department:	Recommend approval; developer must provide access to the Walmart parking lot before a building permit will be issued.
Building Inspections:	Recommend approval; all building comments will be addressed during the permit process.
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend denial; shall be detrimental to traffic flow and control.

STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application



FOR OFFICE USE ONLY	
Case #:	<u>01-A-32</u>
Date Received:	_____
Received by:	_____
Application Fee: \$	_____
Review Type:	_____
	<input checked="" type="checkbox"/> Admin <input type="checkbox"/> CPB <input type="checkbox"/> BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):
Development of a tire center on a commercial outlot.
2. Address of Subject Property: 2202 N. Bechtle Avenue
3. Parcel ID Number(s): 3300600006100021
4. Full legal description attached? ☒ yes ☐ no
5. Size of subject property: 1.160 acres
6. Current Use of Property: Undeveloped
7. Current Zoning of Property: CC-2 A

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner
☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)
2. Name of Applicant(s) or Contact Person(s): Art Harden
Title: President
Company (if applicable): Calibre Engineering
Mailing address: 10534 Success Lane, Ste. F
City: Centerville State: OH ZIP: 45458
Telephone: (937) 885-9380 Fax: () _____
Email calibreeng@aol.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Art Harden
Signature of Applicant

Signature of Co-applicant

Art Harden, President
Typed or printed name and title of applicant

Typed or printed name of co-applicant

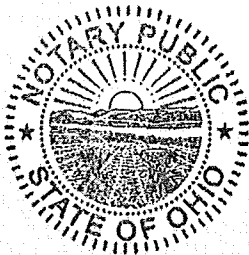
State of Ohio

County of MONTGOMERY

The foregoing instrument was acknowledged before me this 21st day of
June, 2021

by ART HARDEN (name of person acknowledged).

(seal)



KIMBERLY J. MORGAN
Notary Public, State of Ohio
My Comm. Expires 9-15-24

Kimberly Morgan
Notary Public Signature
My commission expires: 9-15-24

**DESCRIPTION OF
NORTH BECHTLE SQUARE I INVESTMENTS, LLC
PARCEL 1**

**CITY OF SPRINGFIELD, CLARK COUNTY, OHIO
CONTAINING 1.160 ACRES
FEBRUARY 16, 2015**

Situate in Section 6, Town 4, Range 9 M.R.s, City of Springfield, County of Clark, State of Ohio, being part of a 32.545 acre tract of land conveyed to North Bechtle Square I Investments, LLC and described in O.R.Vol. 1712 Pg. 1460, more particularly bounded and described as follows (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Clark County Recorder's Office, unless noted otherwise):

Beginning at an iron pin (found) with a Woolpert cap at the northernmost corner of Lot 18973 in the North Bechtle Square Section 4 plat as recorded in Plat Cabinet 18 Page 69, said point also being in the east Right-of-Way line of North Bechtle Ave. (100.00' Right-of-Way);

thence along said east Right-of-Way line, North thirty-six degrees no minutes one second East (N36°00'01"E) for one hundred one and 20/100 feet (101.20') to an iron pin (found) with a Woolpert cap at a point of curvature;

thence continuing along said east Right-of-Way line on a curve to the left with a radius of seven hundred four and 82/100 feet (704.82') for an arc distance of one hundred six and 01/100 feet (106.01'), [chord bearing North thirty-one degrees forty-one minutes twenty-nine seconds East (N31°41'29"E) for one hundred five and 91/100 feet (105.91'), delta angle of said curve being eight degrees thirty-seven minutes four seconds (08°37'04")] to a 5/8" iron pin (set) with a EWH 8038 cap;

thence leaving said east Right-of-Way line along a new division line for the following three (3) courses:

1. South sixty-two degrees thirty-seven minutes three seconds East (S62°37'03"E) for two hundred thirty-three and 94/100 feet (233.94') to a 5/8" iron pin (set) with a EWH 8038 cap at an angle point;
2. South thirty-six degrees no minutes one second West (S36°00'01"W) for two hundred forty-one and 87/100 feet (241.87') to a 5/8" iron pin (set) with a EWH 8038 cap at an angle point;
3. North fifty-three degrees fifty-nine minutes fifty-nine second West (N53°59'59"W) for two hundred twenty-three and 34/100 feet (223.34') to the **The Point of Beginning**, containing one and 160/1000 (1.160) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from a field survey performed by Eric W. Hafer, P.S., Ohio Registered Surveyor No. 8038 dated _____, the survey plat of which is filed in Vol. _____ Page _____ of the Clark County Engineer's Record of Land Divisions. Bearings are based on the north line of Springfield Commons Section Three being, South eighty-four degrees thirty-seven minute fifty-two seconds East (S84°37'52"E) as recorded in Plat Book 17 Page 272.

Eric W. Hafer, PS _____ date
Ohio Registered Surveyor #8038



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: June 21, 2021

Property Address: 2202 N. Bechtle Ave

Please check one: ☐ OPD-H Dev Plan ☒ CC-2A Dev Plan ☐ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for
1.16 acres at 2202 N. Bechtle Ave (street address or simple
location description).

Exhibit A

Attach either a metes and bounds description or subdivision and lot number description.

Exhibit B

Attach a site plan of the petitioned lands.

Exhibit C

Attach a full description of the proposed development plan or amendment to the
development plan including a site plan and all required associated materials according to
the zoning request.

Exhibit D

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? YES

Will it adversely affect the capacity of the present road system in the area? NO

2. Are adequate sanitary sewer, water, and storm drainage facilities available? YES

Exhibit E

List reasons for the requested action. Change in Use Designation

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Art Harden
Signature of Applicant

Signature of Co-applicant

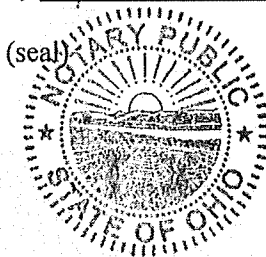
Art Harden Art Harden
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of MONTGOMERY

The foregoing instrument was acknowledged before me this 21st day of June, 2021

by ART HARDEN (name of person acknowledged).



KIMBERLY J. MORGAN
Notary Public, State of Ohio
My Comm. Expires 9-15-24

Kimberly J. Morgan
Notary Public Signature

My commission expires: 9-15-24

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NORTH BECHTLE SQUARE I INVESTMENTS, LLC
PARCEL 1**

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Eric W. Hafer, PS
Ohio Registered Surveyor #8038



☐ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 2202 N. Bechtle Avenue, Springfield, OH 45504
Parcel No.: No. 3300600006100021
Acreage: 1.16 acres

Agent Name: Art Harden
Agent Tax Mailing Address: 10534 Success Lane, Ste. B
Centerville, OH 45458
Agent Phone Number: (937) 885-9380

Owner Name: Zuber Crossing LLC
Owner Tax Mailing Address: 1008 Wellington Road
Powell, OH 43165
Owner Phone Number: (614) 537-4475

Requested Action
(to be conducted by
Agent, authorized by
owner): The property owner proposes to secure a zoning certificate
and building permits for a proposed development of Parcel
No. 3300600006100021.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of
this application.

Property owner
signature: _____

Printed name: _____

John Vlahos

Date: _____

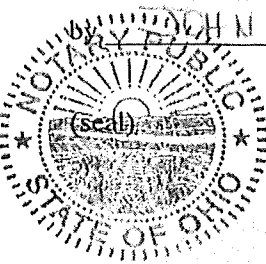
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State of Ohio

County of _____

FRANKLIN

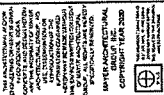
The foregoing instrument was acknowledged before me this 31st day of MARCH, 2021



JOHN VLAHOS (name of person acknowledged).
KIMBERLY J. MORGAN
Notary Public, State of Ohio
My Comm. Expires 9-15-24

Kimberly J. Morgan
Notary Public Signature

My commission expires: SEP. 15, 2024



DATES & RECEPTIONS		NO. ENTS
PRE-RECORDING	POST-RECORDING	
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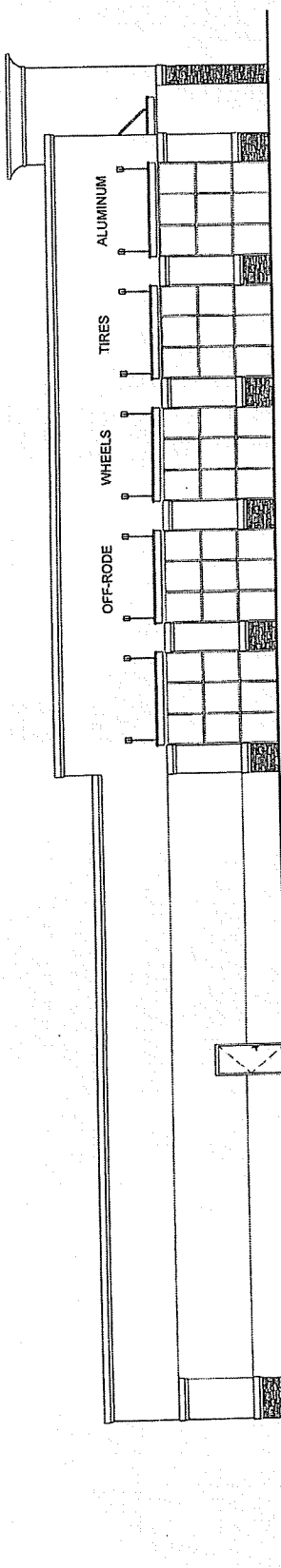
REGISTERED STATES	OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA
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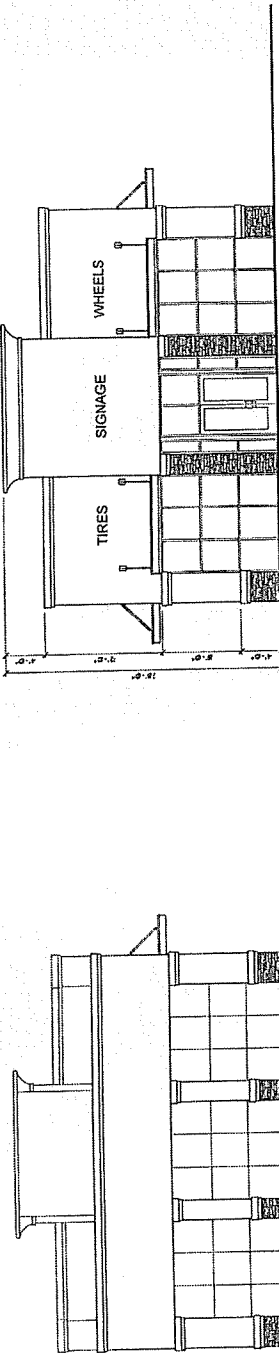
TRAVIS F. MAVER, JUDGE OF SUPERIOR COURT

NEW BUILDING FOR
RNR TIRE EXPRESS
2202 NORTH BECHTLE AVE
SPRINGFIELD, OHIO

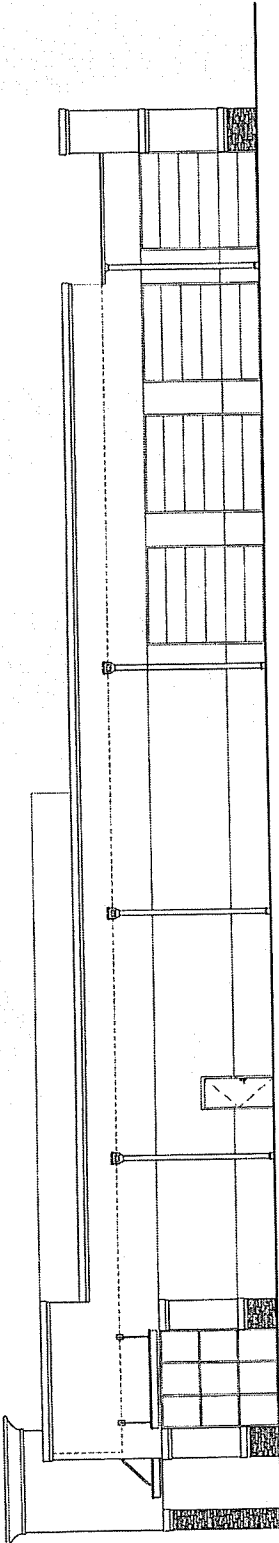
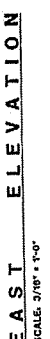
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NORTH ELEVATION



WEST ELEVATION




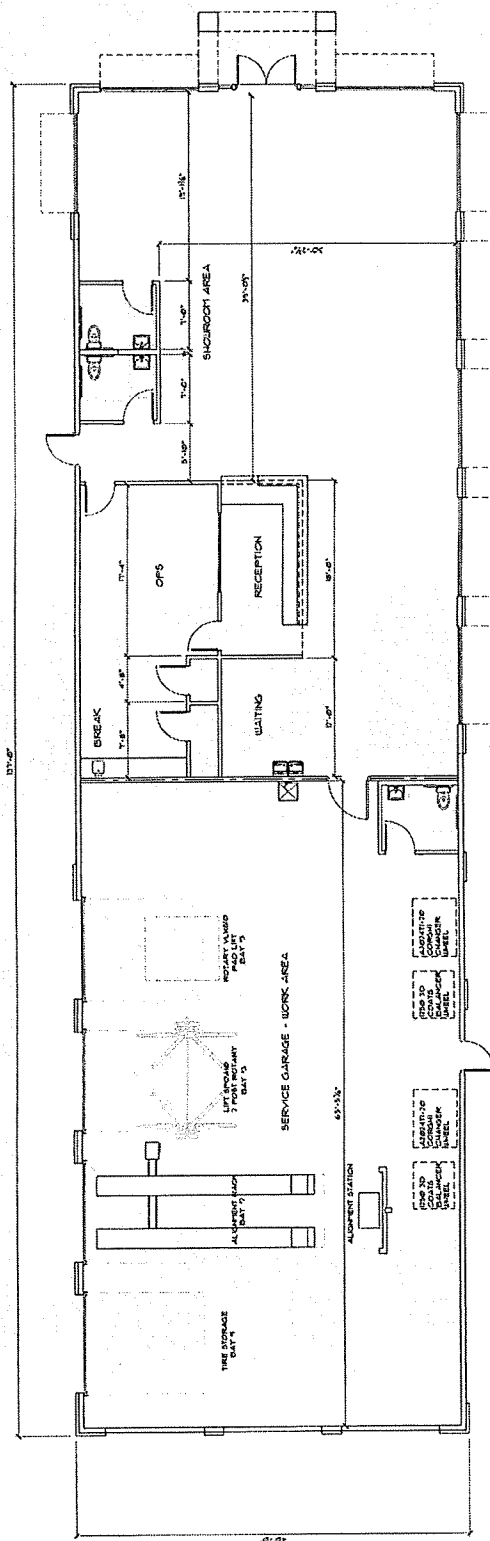
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



ARCHITECTS • DESIGNERS • PLANNERS




PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"




NOTICE

THE ARCHITECTURAL BOARD OF THE DISTRICT OF COLUMBIA HAS ADOPTED THE FOLLOWING POLICY: ANY PERSONS OR FIRMS WHOSE NAMES ARE THE PROPERTY OF HANOVER ARCHITECTURAL GROUP, INC. OR ANY OF ITS SUBSIDIARIES OR AFFILIATES, SHALL BE CONSIDERED TO HAVE AGREED TO THE REPRESENTATIONS OF THE ARCHITECTURAL BOARD OF THE DISTRICT OF COLUMBIA THAT THEY ARE NOT EMPLOYED BY OR AFFILIATED WITH HANOVER ARCHITECTURAL GROUP, INC. OR ANY OF ITS SUBSIDIARIES OR AFFILIATES. ALL RIGHTS ARE HEREBY RESERVED. © 1994 HANOVER ARCHITECTURAL GROUP, INC.

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THE DISTRICT OF COLUMBIA ARCHITECTURAL BOARD HAS ADOPTED THE FOLLOWING POLICY: ANY PERSONS OR FIRMS WHOSE NAMES ARE THE PROPERTY OF HANOVER ARCHITECTURAL GROUP, INC. OR ANY OF ITS SUBSIDIARIES OR AFFILIATES, SHALL BE CONSIDERED TO HAVE AGREED TO THE REPRESENTATIONS OF THE ARCHITECTURAL BOARD OF THE DISTRICT OF COLUMBIA THAT THEY ARE NOT EMPLOYED BY OR AFFILIATED WITH HANOVER ARCHITECTURAL GROUP, INC. OR ANY OF ITS SUBSIDIARIES OR AFFILIATES. ALL RIGHTS ARE HEREBY RESERVED. © 1994 HANOVER ARCHITECTURAL GROUP, INC.



DATES & REVISIONS:	
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PRELIMINARY #2	26.12.21
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REQUESTING STATE: CHIO
 PENNSYLVANIA
 MICHIGAN
 INDIANA
 ILLINOIS
 WISCONSIN
 NORTH CAROLINA
 SOUTH CAROLINA
 TRAVIS P. MAYER
 1418 OH 40, SUITE #1
 FERTILIZATION, OHIO 44019
 PHONE: 216.789.4292
 EMAIL: TRAVIS@TPFIVF.COM

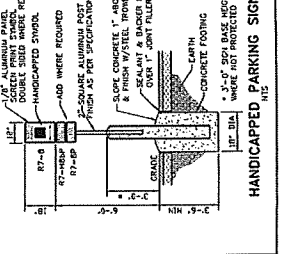
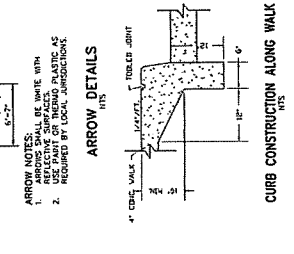
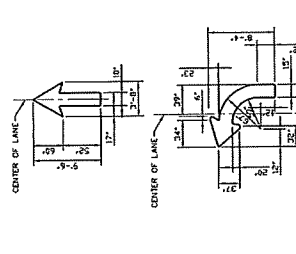
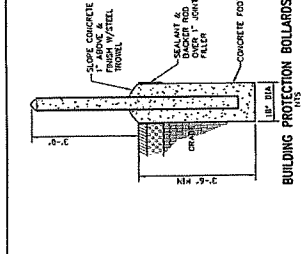
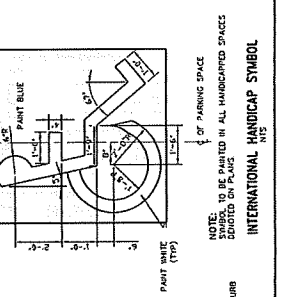
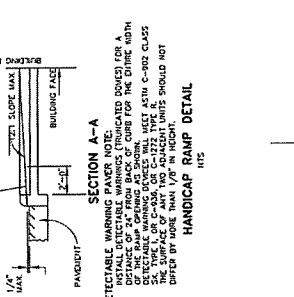
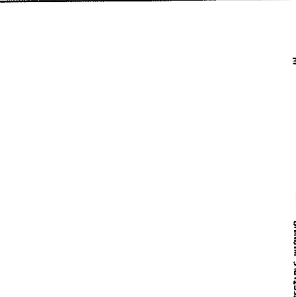
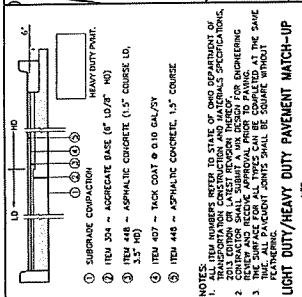


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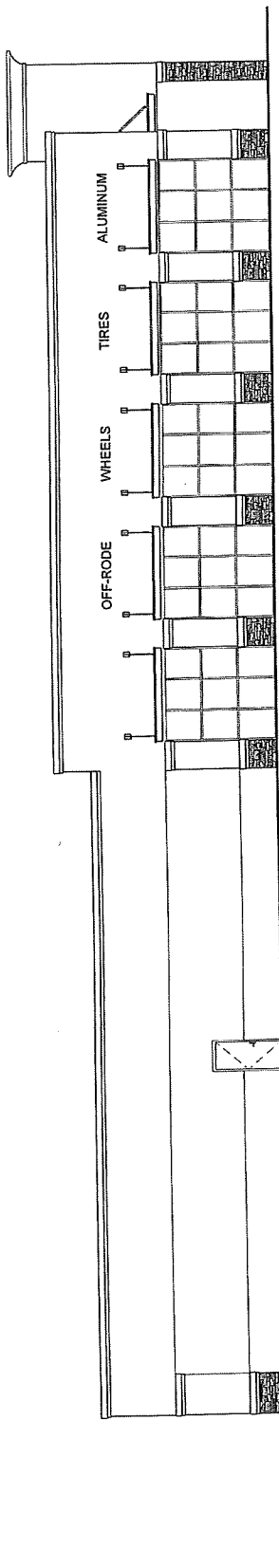
PROPOSED FLOOR PLAN
NEW BUILDING FOR
RNR TIRE EXPRESS
2202 NORTH BECHTLE AVE
SPRINGFIELD, OHIO

DATE	
PAGE	A-1

A-1

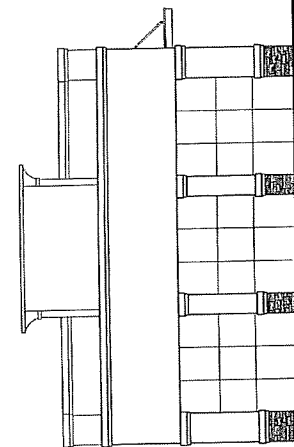


C-2.0
 LAYOUT
 PLAN



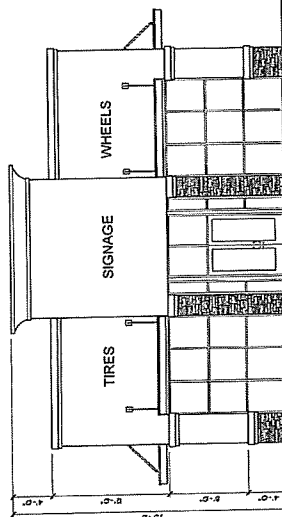
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



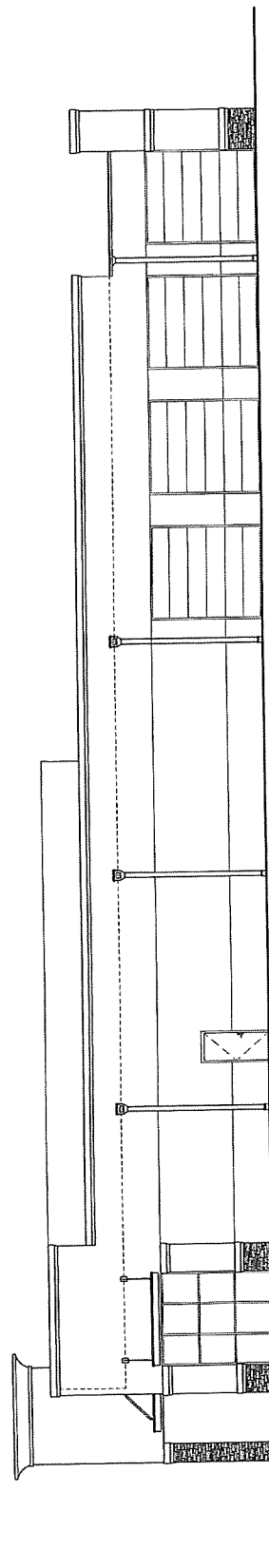
EAST ELEVATION

SCALE, 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/10" = 1'-0"



SOUTH ELEVATION

SCALE, 3/16" = 1'-0"




ARCHITECTS • DESIGNERS • PLANNERS

NOTICE

THE ARCHITECTURAL GROUP, INC. HAS BEEN DESIGNATED AS CREDITORS OF THE BANKRUPT ESTATE OF THE ARCHITECTURAL GROUP, INC. IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF COLUMBIA. THE ARCHITECTURAL GROUP, INC. IS A DEBTOR IN THE ABOVE CAPTIONED CASE. THE ARCHITECTURAL GROUP, INC. IS A DEBTOR IN THE ABOVE CAPTIONED CASE. THE ARCHITECTURAL GROUP, INC. IS A DEBTOR IN THE ABOVE CAPTIONED CASE.

UNITED ARCHITECTURAL GROUP, INC.
COPYRIGHT YEAR 2000

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DATES & REVISIONS:	
REVISION	DATE
1	04/24/71
2	06/15/71

REGISTERED STATES:	OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA
	TRAVIS P. MAYER 1418 OH 60, SUITE #5 VERULION, OHIO 44089 PHONE : 216.759.5202 FAX : 216.759.5203



EXTENSION ELEVATIONS
NEW BUILDING FOR
RNR TIRE EXPRESS
2202 NORTH BECHTLE AVE
SPRINGFIELD, OHIO
EXCEL 12/1/21

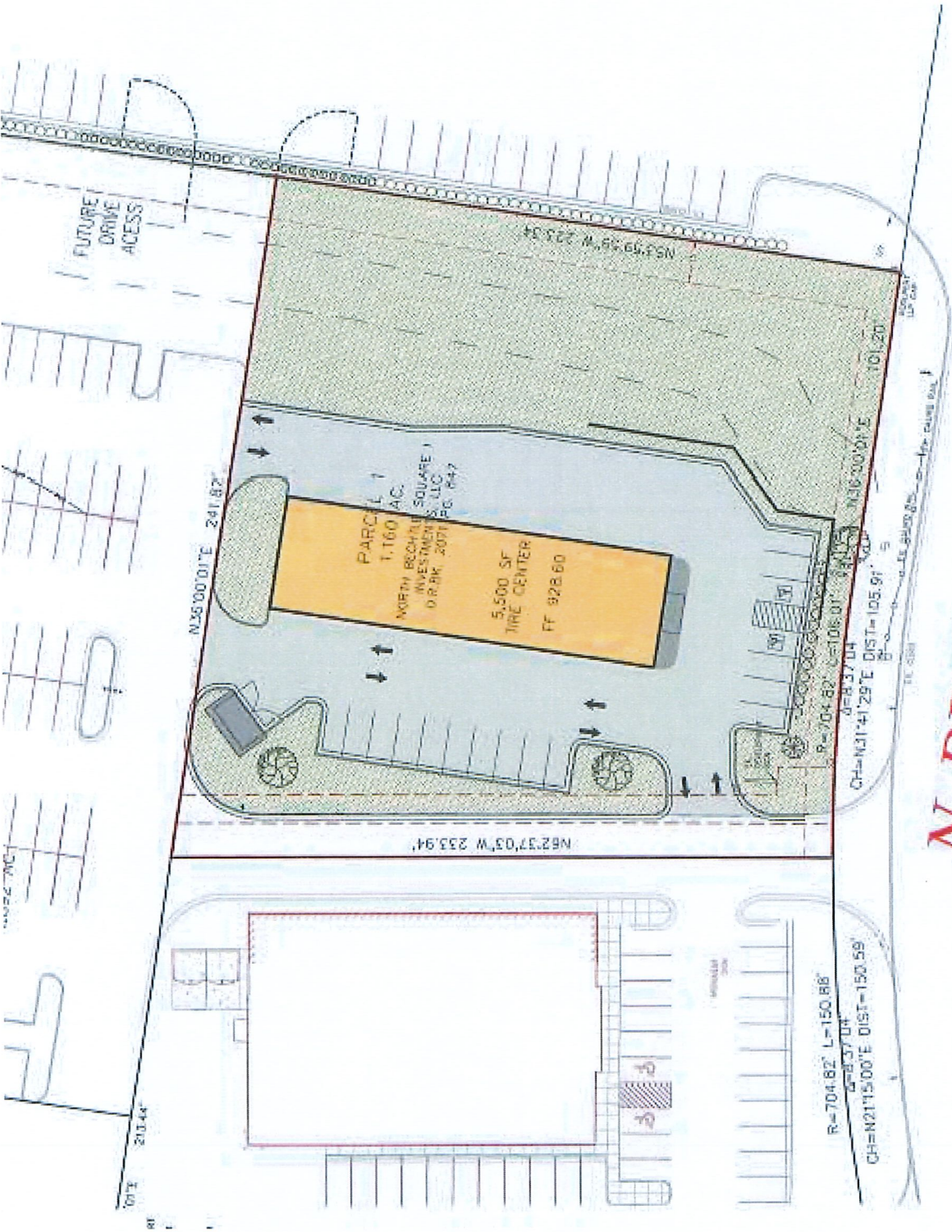
A-3

#21-A-32
2202 N Bechtle Ave.

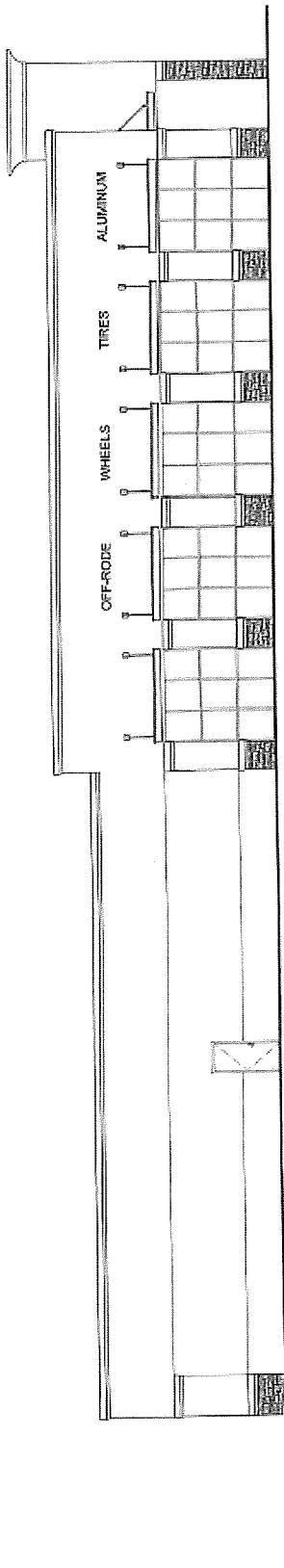


#21-A-32
2202 N Bechtle Ave.

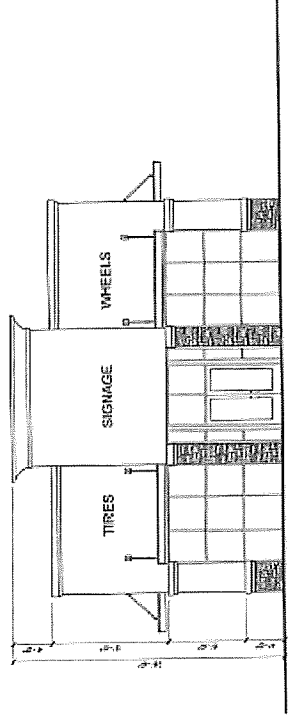




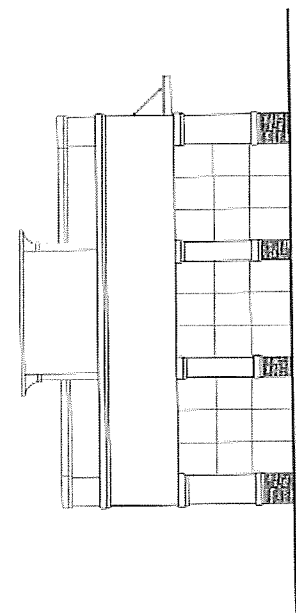
N. BECHTLE AVE.



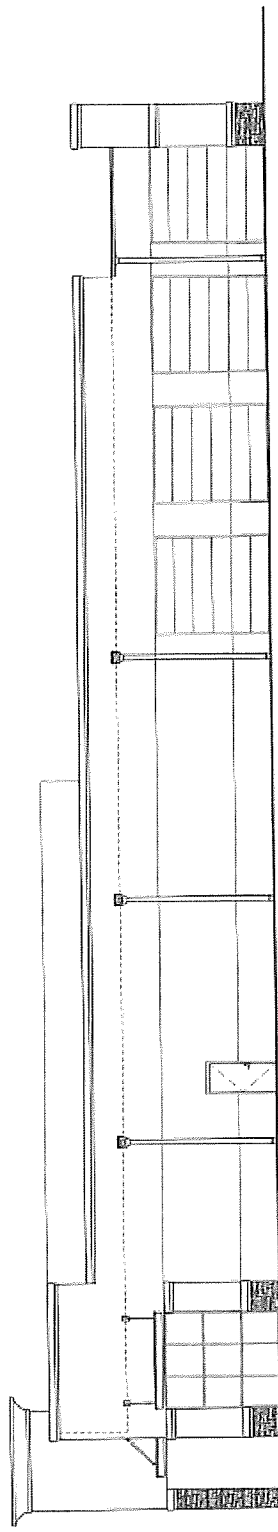
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



ARCHITECTS • DESIGNERS • PLANNERS

2021 BOARD OF ZONING APPEALS ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		20	17	15	19	17	21	19	16	20	18	15	20
Dori Gaier Reso. 6048	5-11-2019 5-11-2012	P	P	P	A	P	P						
Denise Williams Reso. 6059	8-03-2019 8-03-2022	P	A	P	P	P	A						
Matthew Ryan Reso. 5839	7-28-2020 8-11-2023	P	A	A	P	P	P						
Mark Brown Reso. 5869	1-20-2018 3-13-2021	P	P	A	P	P	P						
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	A	P	P	A	P	A						
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	P	P	P	P	A	A						
Charles Harris Reso. 6069	11-26-2019 3-26-2022	P	P	P	P	P	P						

NOTE: The first date shown is the original appointment/reappointment date. The second date represents the most recent term's expiration.
The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board
Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals
Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	

JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

APRIL 2021						
Su	M	Tu	W	Th	F	Sa
Retreat				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	